

46-23
NO TRANSFER
TAX PAID

QUITCLAIM DEED
(Without Covenant or Release Deed)
013029

I, **F. Timothy Vigue** of Waterville, Kennebec County, State of Maine, for consideration paid, release to **Judith F. McKernan, a/k/a Judith M. Vigue**, of Waterville, Kennebec County, State of Maine, the land in Waterville, Maine, more particularly described as follows, to wit:

Beginning at a point in the southerly line of Ursula Street which point is six hundred fourteen and one tenth feet (614.1') from the intersection of the southerly line of the said Ursula Street and the westerly line of the First Rangeway; thence at right angles to the southerly line of Ursula Street a distance of one hundred sixty-one and three tenths feet (161.3'); thence westerly at a right angle a distance of ninety feet (90'); thence northerly at a right angle a distance of one hundred sixty-one and three tenths feet (161.3') to the southerly line of Ursula Street; thence easterly along the southerly line of Ursula Street a distance of ninety feet (90') to the point of beginning.

Meaning and intending to convey Lot No. 22 as shown on a plan entitled "Academy Acres" dated June 25, 1957 by R. G. Knowlton, C.E. See Plans of Academy Acres recorded at the Kennebec Registry in Plan Book 17, Pages 38-39, Plan Book 20, Page 72 and in Plan Book 40, Page 40. Subject to the restrictions, numbered I to IX, inclusive, which will be binding upon the Grantee and all persons claiming or holding under or through said Grantee, for a period extending to January 1, 1995, and which, until said date, shall be deemed as covenants running with the title to said land, as recorded in Kennebec County Registry of Deeds in Book 1189, Page 265.

Meaning and intending to convey to grantee all my title and interest in the above property conveyed by Victor G. Mathieu and Tommie P. Mathieu to Judith F. McKernan and Frederic T. Vigue by Warranty Deed dated June 1, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3741, Page 033.

WITNESS my hand and seal this 28th day of June, 1995.

Witness

F. Timothy Vigue
F. Timothy Vigue, Grantor

State of Maine
Kennebec, ss.

Personally appeared the above named F. Timothy Vigue and acknowledged the foregoing instrument to be his free act and deed.

Before me, Jeannette Parker
Notary Public

Jeannette Parker

RECEIVED KENNEBEC SS.

95 JUN 30 AM 9:00